

AGENDA
CITY OF ATLANTA BOARD OF ZONING ADJUSTMENT
Friday, July 21, 2006 AT 1:00 P.M.
ATLANTA CITY HALL COUNCIL CHAMBER, SECOND FLOOR

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NEW CASES

- V-06-126** Application of **John G. Long** for a special exception from the zoning regulations to allow expansion of a nonconforming duplex. Property is located at **247 THE PRADO, N.E.**, fronts 75 feet on the north side of The Prado, and begins 1,782.3 feet east of the northeast corner of Peachtree Circle and West Peachtree Street. Zoned R-4 (Single-Family Residential) District. Land Lot 105 of the 17th District, Fulton County, Georgia.
Owner: John G. Long
Council District 6, NPU-E
- V-06-150** Application of **Don Mathis** for a special exception from the zoning regulations to reduce on-site parking from the required 16 spaces to 6 spaces and provide 10 spaces off site at 3172 Roswell Road. Property is located at **41 IRBY AVENUE, N.W.**, fronts 37.4 feet on the north side of Irby Avenue, and begins 56.3 feet east of the northeast corner of Irby Avenue and Cains Hill Place. Zoned C-3 (Commercial Residential) District. Land Lot 99 of the 17th District, Fulton County, Georgia.
Owner:
Council District 7, NPU-B
- V-06-164** Application of **404 Developers, LLC** for variances from the zoning regulations to 1) reduce the front yard setback from the required 30 feet to 26 feet, 2) reduce the east side yard setback from the required 7 feet to 4 feet, and 3) reduce the west side yard setback from the required 7 feet to 4 feet, for construction of a new, single-family house. Property is located at **564 SIMPSON STREET, N.W.**, fronts 25 feet on the north side of Simpson Street, and begins 100 feet east of the northeast corner of Simpson Street and Walnut Street. Zoned R-5 (Two-Family Residential) District. Land Lot 82 of the 14th District, Fulton County, Georgia.
Owner: 404 Developers, LLC
Council District 3, NPU-L
- V-06-165** Application of **Jim Kelley** for a variance from the zoning regulations to reduce the west side yard setback from the required 7 feet to 2 feet, for a two-story addition to a single-family house. Property is located at **319 DELMONT DRIVE, N.E.**, fronts 50 feet on the south side of Delmont Drive, and begins 500.7 feet west of the southwest corner of Delmont Drive and Lookout Place. Zoned R-4 (Single-Family Residential) District. Land Lot 60 of the 17th District, Fulton County, Georgia.
Owner: Jim Kelley
Council District 7, NPU-B

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- V-06-166** Application of **Mark Deno** for variances from the zoning regulations to 1) reduce the east side yard setback from the required 5 feet to 3 feet, 2) reduce the west side yard setback from the required 5 feet to 3 feet, and 3) allow a driveway to exceed 33% of a required yard, all to allow construction of a single-family house. Property is located at **68 ORMOND STREET, S.E.**, fronts 25 feet on the north side of Ormond Street, and begins 157 feet east of the northeast corner of Ormond Street and Fraser Street. Zoned R-4B (Single-Family Residential) District. Land Lot 54 of the 14th District, Fulton County, Georgia.
Owner: Mark Deno
Council District 4, NPU-V
- V-06-167** Application of **Mark Deno** for variances from the zoning regulations to 1) reduce the north side yard setback from the required 5 feet to 4 feet, 2) reduce the south side yard setback from the required 5 feet to 4 feet, and 3) allow a driveway to exceed 33% of a required yard, all to allow construction of a single-family house. Property is located at **956 SIMS STREET, S.W.**, fronts 25 feet on the east side of Sims Street, and begins 150 feet south of the southeast corner of Sims Street and Mary Street. Zoned R-4B (Single-Family Residential) District. Land Lot 87 of the 14th District, Fulton County, Georgia.
Owner: Mark Deno
Council District 4, NPU-V
- V-06-168** Application of **Mark Deno** for variances from the zoning regulations to 1) reduce the north side yard setback from the required 5 feet to 4 feet, 2) reduce the south side yard setback from the required 5 feet to 4 feet, and 3) allow a driveway to exceed 33% of a required yard, all to allow construction of a single-family house. Property is located at **975 WELCH STREET, S.W.**, fronts 25 feet on the west side of Welch Street, and begins 25 feet north of the northwest corner of Welch Street and Arthur Street. Zoned R-4B (Single-Family Residential) District. Land Lot 87 of the 14th District, Fulton County, Georgia.
Owner: Mark Deno
Council District 4, NPU-V
- V-06-169** Application of **Mark Deno** for a variance from the zoning regulations to reduce the half-depth front yard setback from the required 17.5 feet to 14 feet, for construction of a single-family house. Property is located at **1411 BELMONT AVENUE, S.W.**, fronts 95 feet on the west side of Belmont Avenue, and begins at the northwest corner of Belmont Avenue and Genessee Avenue. Zoned R-4 (Single-Family Residential) District. Land Lot 105 of the 14th District, Fulton County, Georgia.
Owner: Mark Deno
Council District 4, NPU-V

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- V-06-170** Application of **Stefan Bolka** for a variance from the zoning regulations to reduce the southeast side yard setback from the required 7 feet to 3 feet, to allow the applicant to finish out an attic with a dormer addition, thereby altering the roofline and adding a second story to a single-family house. Property is located at **1137 ZIMMER DRIVE, N.E.**, fronts 60 feet on the southwest side of Zimmer Drive, and begins 205.9 feet southeast of the southeast corner of Zimmer Drive and North Highland Avenue. Zoned R-4 (Single-Family Residential) District. Land Lot 2 of the 17th District, Fulton County, Georgia.
Owner: Stefan Bolka
Council District 6, NPU-F
- V-06-171** Application of **Jerome Jones** for variances from the zoning regulations to 1) reduce the east side yard setback from the required 7 feet to 2 feet and 2) reduce the rear yard setback from the required 15 feet to 5 feet, for construction of a detached accessory structure (i.e., a storage shed). Property is located at **1440 NEWTON AVENUE, S.E.**, fronts 50 feet on the north side of Newton Avenue, and begins 705 feet east of the northeast corner of Newton Avenue and Flat Shoals Road. Zoned R-4 (Single-Family Residential) District. Land Lot 176 of the 15th District, DeKalb County, Georgia.
Owner: Jerome Jones
Council District 5, NPU-W
- V-06-172** Application of **Earnest Hooks, Jr.** for variances from the zoning regulations to 1) reduce the half-depth front yard setback from the required 15 feet to 10 feet, 2) reduce the south side yard set back from the required 7 feet to zero feet, 3) increase the floor area of an accessory structure from the allowed maximum of 30% of that of the house to 35%, 4) increase the lot coverage from the maximum allowed of 50% to 67%, and 5) increase the lot coverage of the rear yard from the maximum allowed of 25% to 38%, all for expansion of a detached garage. Property is located at **159 HOWARD STREET, N.E.**, fronts 40 feet on the east side of Howard Street, and begins at the southeast corner of Howard Street and Warlick Place. Zoned R-4A (Single-Family Residential) District. Land Lot 211 of the 15th District, DeKalb County, Georgia.
Owner: Franklin Morris
Council District 5, NPU-O
- V-06-173** Application of **Mark Deno** for variances from the zoning regulations to 1) reduce the north side yard setback from the required 5 feet to 4 feet and 2) reduce the south side yard setback from the required 5 feet to 4 feet, for construction of a single-family house. Property is located at **908 McDANIEL STREET, S.W.**, fronts 25 feet on the east side of McDaniel Street, and begins 100 feet south of the southeast corner of McDaniel Street and Gardner Street. Zoned R-4B (Single-Family Residential) District. Land Lot 87 of the 14th District, Fulton County, Georgia.
Owner: Mark Deno
Council District 4, NPU-V

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- V-06-175** Application of **Edward A. Hood, III** for variances from the zoning regulations to 1) reduce the front yard setback from the required 35 feet to 32 feet and 2) reduce the east side yard setback from the required 7 feet to 2.3 feet for a second story addition, and to 3) reduce the west side yard setback from the required 7 feet to 2 feet and 4) reduce the rear yard setback from the required 15 feet to 5 feet for a detached carport. Property is located at **110 HUNTINGTON ROAD, N.E.**, fronts 66 feet on the north side of Huntington Road, and begins 233 feet east of the northeast corner of Huntington Road and Woodcrest Avenue. Zoned R-4/HC-20-CD-1 (Single-Family Residential/Brookwood Hills Conservation District). Land Lot 109 of the 17th District, Fulton County, Georgia.
Owner: Edward A. Hood, III
Council District 7, NPU-E
- V-06-176** Application of **Brad Lev** for a special exception from the zoning regulations to reduce the on-site parking requirement from the required 74 spaces to 43 spaces, for conversion of an existing building space into an eating and drinking establishment. Property is located at **433 BISHOP STREET, N.W.**, fronts 226 feet on the north side of Bishop Street, and begins 650 feet west of the northwest corner of Bishop Street and Mecalvin Street. Zoned I-1 (Light Industrial) District. Land Lot 148 of the 17th District, Fulton County, Georgia.
Owner: Daniel Levinson
Council District 8, NPU-E
- V-06-177** Application of **John E. Swiney** for a special exception from the zoning regulations to reduce on-site parking to zero and provide off-site parking at 851 Donald Lee Hollowell Parkway (f.k.a. 851 Bankhead Highway). Property is located at **869 DONALD LEE HOLLOWELL PARKWAY, N.W.**, fronts 35 feet on the north side of Donald Lee Hollowell Parkway, and begins 132 feet east of the northeast corner of Donald Lee Hollowell Parkway and Oliver. Zoned C-2 (Commercial Service) District. Land Lot 112 of the 14th District, Fulton County, Georgia.
Owner: Dorothy Davis
Council District 3, NPU-L
- V-06-178** Application of **G. Douglas Dilliard** for variances from the zoning regulations to 1) reduce the northeast side yard setback from the required 7 feet to 5 feet and 2) reduce the southwest side yard setback from the required 7 feet to 4.1 feet, for a second story addition to a single-family house. Property is located at **288 THE PRADO, N.E.**, fronts 67.3 feet on the south side of The Prado, and begins 671.8 feet north of the northeast corner of The Prado and Seventeenth Street. Zoned R-4 (Single-Family Residential) District. Land Lot 105 of the 17th District, Fulton County, Georgia.
Owner: Trout & Salmon, LLC
Council District 6, NPU-E

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- V-06-179** Application of **Keri Hammond** for a variance from the zoning regulations to reduce the front yard setback from the required 50 feet to 12 feet, for a garage addition to an existing single-family house. Property is located at **4627 CLUB VALLEY DRIVE, N.E.**, fronts 172.04 feet on the south side of club Valley Drive, and begins 500 feet west of the southwest corner of Club Valley Drive and Mabry Road. Zoned R-3 (Single-Family Residential) District. Land Lot 13 of the 17th District, Fulton County, Georgia.
Owners: Scott & Katherine Warden
Council District 7, NPU-B
- V-06-180** Application of **Dan Oliver** for a special exception to relocate entry steps and walkways of an existing, legally nonconforming multi-family apartment building. Property is located at **2023 OAKVIEW ROAD, S.E.**, fronts 200 feet on the southeast side of Oakview Road, and begins 400 feet southeast of the southeast corner of Oakview Road and Howard Street. Zoned R-4A (Single-Family Residential). Land Lot 206 of the 15th District, DeKalb County, Georgia.
Owner: HTG2023ovr
Council District 5, NPU-O

DEFERRED CASES

- V-06-73** Application of **Dan Undutch** for a variance from the zoning regulations to 1) reduce the south side yard setback from the required 7 feet to 3 feet and 2) to reduce the rear yard setback from the required 15 feet to 9 feet to allow for a detached garage addition to an existing single-family house. The property is located at **989 NORTH HIGHLAND AVENUE N.E.**, fronts 50 feet on the east side of North Highland Avenue and begins 150 north of the northeastern corner of North Highland Avenue and Lanier Boulevard. Zoned R-4 (Single-Family Residential) District. Land Lot 1 of the 17th District, Fulton County, Georgia.
Owner: Brian Kujanske
Council District 6, NPU-F
- V-06-84** Application of **Jeff Erwin** for variance from the zoning regulations to reduce the half-depth front yard setback from the required 17.5 feet to 7.7 feet to allow for the construction of a new single-family house. The property is located at **88 HOLLY ROAD N.W.**, fronts 50 feet on the west side of Holly Road and beginning on the southwestern corner of Holly Road and Victor Circle. Zoned R-4 (Single-Family Residential) District. Land Lot 147 of the 14th District, Fulton County, Georgia.
Owner: Atlanta Habitat for Humanity
Council District 3, NPU-J

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- V-06-11** Application of **Nicholas A. Jackson** for a variance from the zoning regulations to reduce the half-depth front yard setback from the required 15 feet to **11 feet** for construction of a single-family house. Property is located at **206 CLIFTON STREET N.E.**, fronts 40 feet on the east side of Clifton Street and begins on the southeastern corner of Memorial Drive and Clifton Street. Zoned R-4A (Single-Family Residential) District. Land Lot 207 of the 15th District, DeKalb County, Georgia.
Owner: Nicholas A. Jackson
Council District 5, NPU-0
- V-06-92** Application of **Kimberly Austin** for a variance from the zoning regulations to reduce the south side yard setback from the required 7 feet to 5.5 feet, for a second story addition to a single-family house. Property is located at **996 Rosedale Road, N.E.**, fronts 50 feet on the west side of Rosedale Road, and begins 681.6 feet north of the northwest corner of Rosedale Road and Virginia Avenue. Zoned R-4 (Single-Family Residential) District. Land Lot 1 of the 18th District, DeKalb County, Georgia.
Owner: Charles McCrary
Council District 6, NPU-F
- V-06-104** Application of **Thierry and Shannon Francois** for a variance from the zoning regulations to increase the height of a house from the allowed maximum of 35 feet to 54 feet, for construction of a new, single-family house. Property is located at **3410 RIDGEWOOD ROAD, N.W.**, fronts 335 feet on the west side of Ridgewood Road, and begins 719.2 feet north of the northwest corner of Ridgewood Road and West Paces Ferry Road. Zoned R-1 (Single-Family Residential District). Land Lots 234 and 240 of the 17th District, Fulton County, Georgia.
Owners: Thierry and Shannon Francois
Council District 8, NPU-A
- V-06-107** Application of **Vasilios Liakakos** for a special exception from the zoning regulations to allow accessory outdoor amplified music. Property is located at **794 JUNIPER STREET, N.E.**, fronts 60 feet on the west side of Juniper Street, and begins at the northwest corner of Juniper Street and Fifth Street. Zoned SPI-16-SA1 (Midtown Special Public Interest District, Subarea 1). Land Lot 49 of the 14th District, Fulton County, Georgia.
Owner: Jeff Notrica
Council District 2, NPU-E

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- V-06-146** Application of **Greater Fair Hill Baptist Church** for 1) a special exception from the zoning regulations to reduce the on-site parking from the required 170 spaces to 155 spaces, and variances from the zoning regulations to 2) allow parking in the front yard setback, 3) allow parking in the half-depth front yard setback, and 4) allow parking in the required transitional yard, and 5) to allow a dumpster in the half-depth front yard setback. Property is located at **701 HAMILTON E. HOLMES DRIVE, N.W.**, fronts 196 feet on the east side of Hamilton E. Holmes Drive, and begins at the southeast corner of Hamilton E. Holmes Drive and Rockwood Avenue. Zoned R-4 (Single-Family Residential) District. Land Lot 208 of the 14th District, Fulton County, Georgia.
Owner: Greater Fair Hill Baptist Church
Council District 9, NPU-J
- V-06-111** Application of **Pam Pellon** for a variance from the zoning regulations to increase the height of a business identification sign from the allowed maximum of 30 feet to 37 feet. Property is located at **1349 WEST PEACHTREE STREET, N.W.**, fronts 130.6 feet on the south side of Seventeenth Street, and begins at the southeast corner of West Peachtree Street and Seventeenth Street. Zoned SPI-16/TSA-1 (Midtown Special Public Interest District/Transit Subarea 1). Land Lot 105 of the 17th District, Fulton County, Georgia.
Owner: Rebecca Holland
Council District 6, NPU-E